HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2011

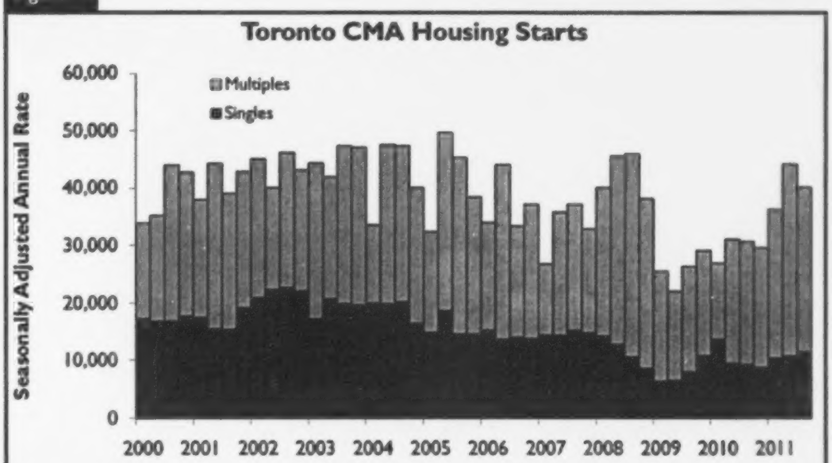
New Home Market

Condo Starts Keep Construction High

New home construction moderated in the third quarter, yet maintained an annualized rate above 40,000 units for the second consecutive quarter. Single-detached starts grew to their highest point since early 2010, while apartment construction stayed close to near recorded levels. Throughout 2011, the apartment sector has been pouring foundations at a rate of over 20,000 units per year.

There doesn't appear to be any easing in sight for high rise construction based on the abundance of activity occurring at the pre-construction stage for condos. Developers have been opening new projects at a record pace and with much success — new condo sales have been reaching peak levels since Q4 2010 at annualized rates of between 25,000 and 32,000 units.

Figure 1



Source: CMHC

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Housing market intelligence you can count on

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HOME TO CANADIANS

Despite the frenzy of new condos being developed, unsold inventory remains remarkably tame. At current sales rates, there is approximately 5 months of new condo supply on the market, compared to a median of 9 months recorded over the past eight years. Furthermore, standing inventory makes up only five per cent of the total — meaning nearly all of the units that come to completion have been pre-purchased. However, with the volume of completions this year (over 15,000 year-to-date), the number of unoccupied units has been moving into the upper boundaries witnessed over the past decade.

As the resale condo market has been expanding quickly — both from unsold units reaching completion and listings of investor-held properties — developers have had to slow price appreciation of new units to remain competitive and attract buyers. Opening prices for new units have remained at around $520 per square foot over the past year, which makes maintaining profit margins a challenge as the cost of land continues to increase. As a result, developers are squeezing in as many units as possible to maximize revenues. Studios and one-bedroom units currently make up nearly two-thirds of all new units, compared to roughly 50 per cent just a few years back.

Developers of low rise forms of housing are also facing rising land costs, however lack the economies of scale to withhold price increases. The declining number of buildable lots, particularly in more desirable areas in the York Region, brought the third quarter average absorbed price of a new single detached home up 10 per cent from last year. The average new single is also priced about 10 per cent higher than its resale equivalents, which currently offer more than double the number of new units available for sale. Not surprisingly, sales of new single detached homes have resumed their longer-term downward trend this year. This will inevitably weigh down low rise starts in the months ahead.

Resale Market

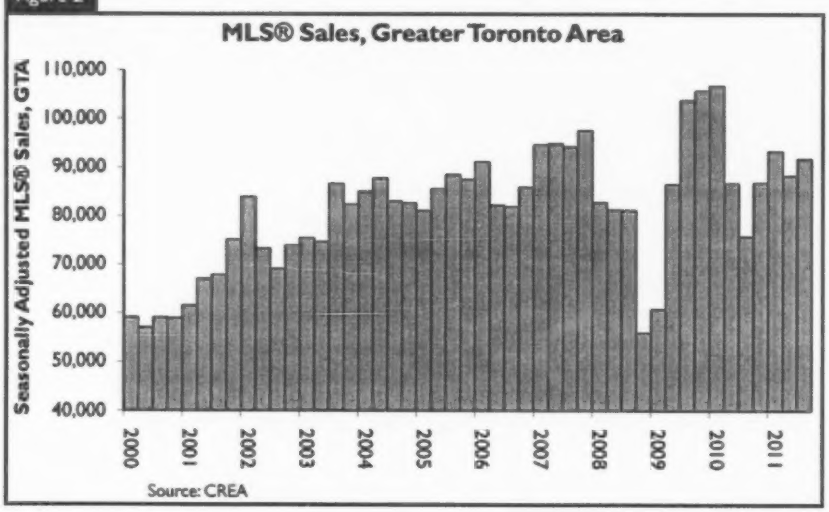
Higher New Listings Create More Balance

Existing homes sales edged up in the third quarter to their highest point since the market peak in early 2010. On the whole, sales activity has held steady throughout 2011 — a departure from the extreme volatility witnessed over the previous few years. It has become clearer that the changes to mortgage policy that occurred early in the second quarter had very little, if any, impact on sales this year. Of course, recent reductions to fixed rate mortgages may have mitigated any associated decline in demand. A shift towards less expensive areas may have also helped to stabilize sales. Some of the best performing markets in the third quarter were in Scarborough and Durham.

At least some of the upward momentum in activity in the third quarter can be attributed to a rise in new listings, which grew at more than twice the pace of sales. Of particular note was a strong increase in listings in Markham where new supply is up 40 per cent over last year. It appears that the quick appreciation in prices during the first half of the year has encouraged more owners to sell. In effect, this helped to create more balanced market conditions in the quarter — average selling prices grew by less than one per cent (although stand nine per cent higher than a year earlier).

The growth in supply was noticeably strong within the condominium apartment market. Active listings ended the quarter 10 per cent higher than where they started, largely the result of a surge in condo registrations in recent months. (It is estimated that roughly 10 per cent of units are listed for sale within the first few months following registration). It appears that

Figure 2



[2] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

several recently completed projects with units asking over $650 per square foot are having a tougher time selling in the resale market.

The most balanced market conditions were found in high end neighbourhoods offering homes in excess of a million dollars. Houses sold in the most affluent district of the city (St. Andrews-Winfields, Lawrence Park North, Banbury) sat on the market for nearly 40 days in September and went for well under asking. In fact, the million-plus segment took on a noticeably lower share of activity in the third quarter, representing roughly 3.5 per cent of all sales in the GTA, down from five per cent in the second quarter.

Downsizers Playing a Bigger Role

Recent surveys have shed light on increasing housing market activity amongst those in their downsizing years. CMHC's Renovation and Home Purchase Survey results showed that the share of households that purchased a home last year increased the most for those above the age of 55, and even more so for those over 65. Furthermore, the share of respondents indicating that they purchased a smaller home was also up. This trend looks to be a sustainable one, as a recent TD Canada Trust survey indicated that nearly four-in-ten Ontario boomers don't plan to retire in their current home. In Toronto, this stands to benefit the condominium market — the only truly growing segment of new housing that caters to downsizers (bungalows represent one per cent of low rise starts). Developers have taken notice with approximately 50 of the 300-plus condo buildings currently in development geared towards the empty-nester crowd. As population growth for those entering their retirement years continues to speed up, demand for condos should continue to receive fundamental support.

Learn more about the market impacts from downsizers and other important themes at the upcoming Toronto Housing Outlook Conference on Nov 3, 2011. Event details and registration can be accessed through the following link:

https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=14&itm=6&lang=en&fr=1319487816927

Despite the frenzy of new condos being developed, unsold inventory remains remarkably tame. At current sales rates, there is approximately 5 months of new condo supply on the market, compared to a median of 9 months recorded over the past eight years. Furthermore, standing inventory makes up only five per cent of the total — meaning nearly all of the units that come to completion have been pre-purchased. However, with the volume of completions this year (over 15,000 year-to-date), the number of unoccupied units has been moving into the upper boundaries witnessed over the past decade.

As the resale condo market has been expanding quickly — both from unsold units reaching completion and listings of investor-held properties — developers have had to slow price appreciation of new units to remain competitive and attract buyers. Opening prices for new units have remained at around $520 per square foot over the past year, which makes maintaining profit margins a challenge as the cost of land continues to increase. As a result, developers are squeezing in as many units as possible to maximize revenues. Studios and one-bedroom units currently make up nearly two-thirds of all new units, compared to roughly 50 per cent just a few years back.

Developers of low rise forms of housing are also facing rising land costs, however lack the economies of scale to withhold price increases. The declining number of buildable lots, particularly in more desirable areas in the York Region, brought the third quarter average absorbed price of a new single detached home up 10 per cent from last year. The average new single is also priced about 10 per cent higher than its resale equivalents, which currently offer more than double the number of new units available for sale. Not surprisingly, sales of new single detached homes have resumed their longer-term downward trend this year. This will inevitably weigh down low rise starts in the months ahead.

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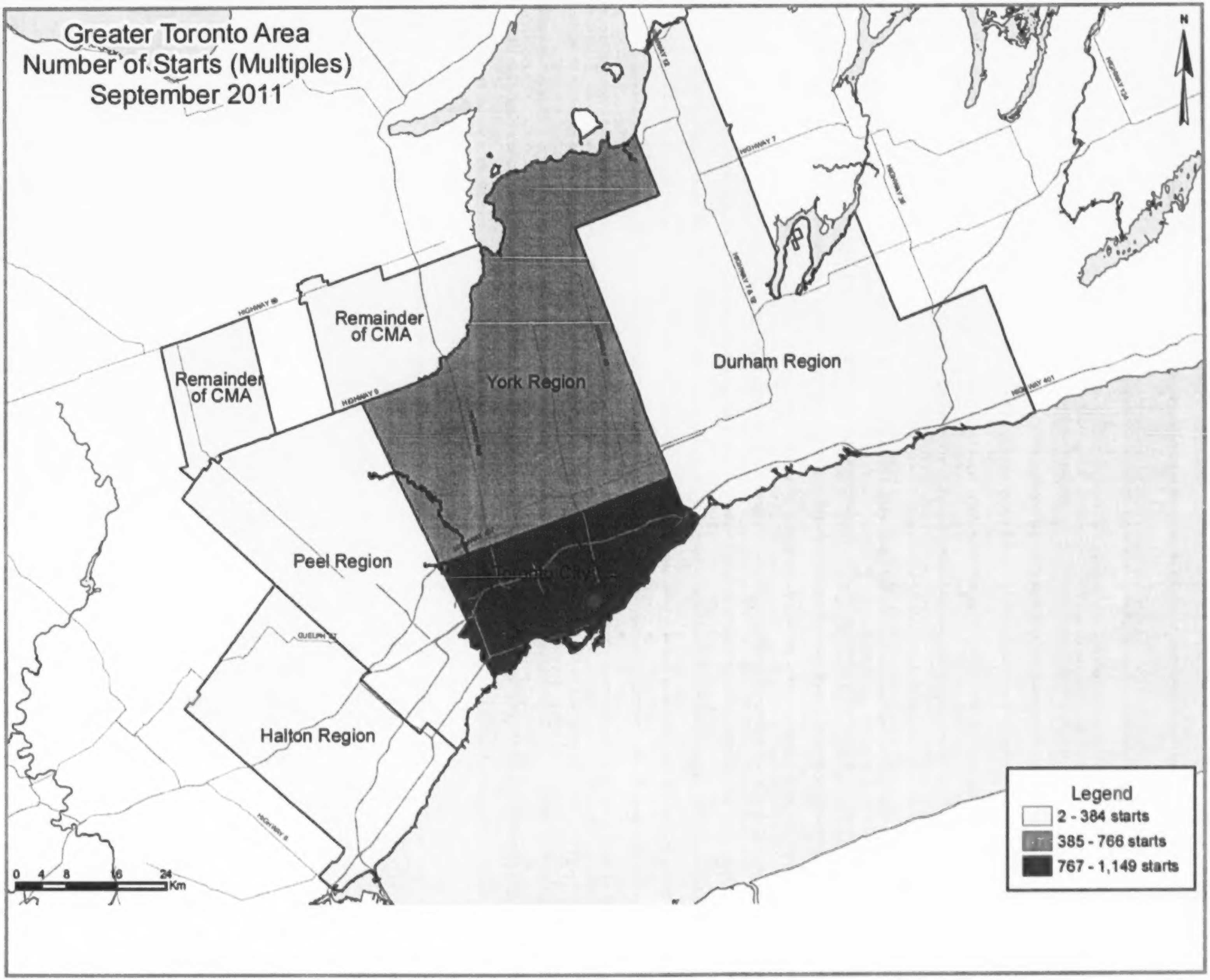
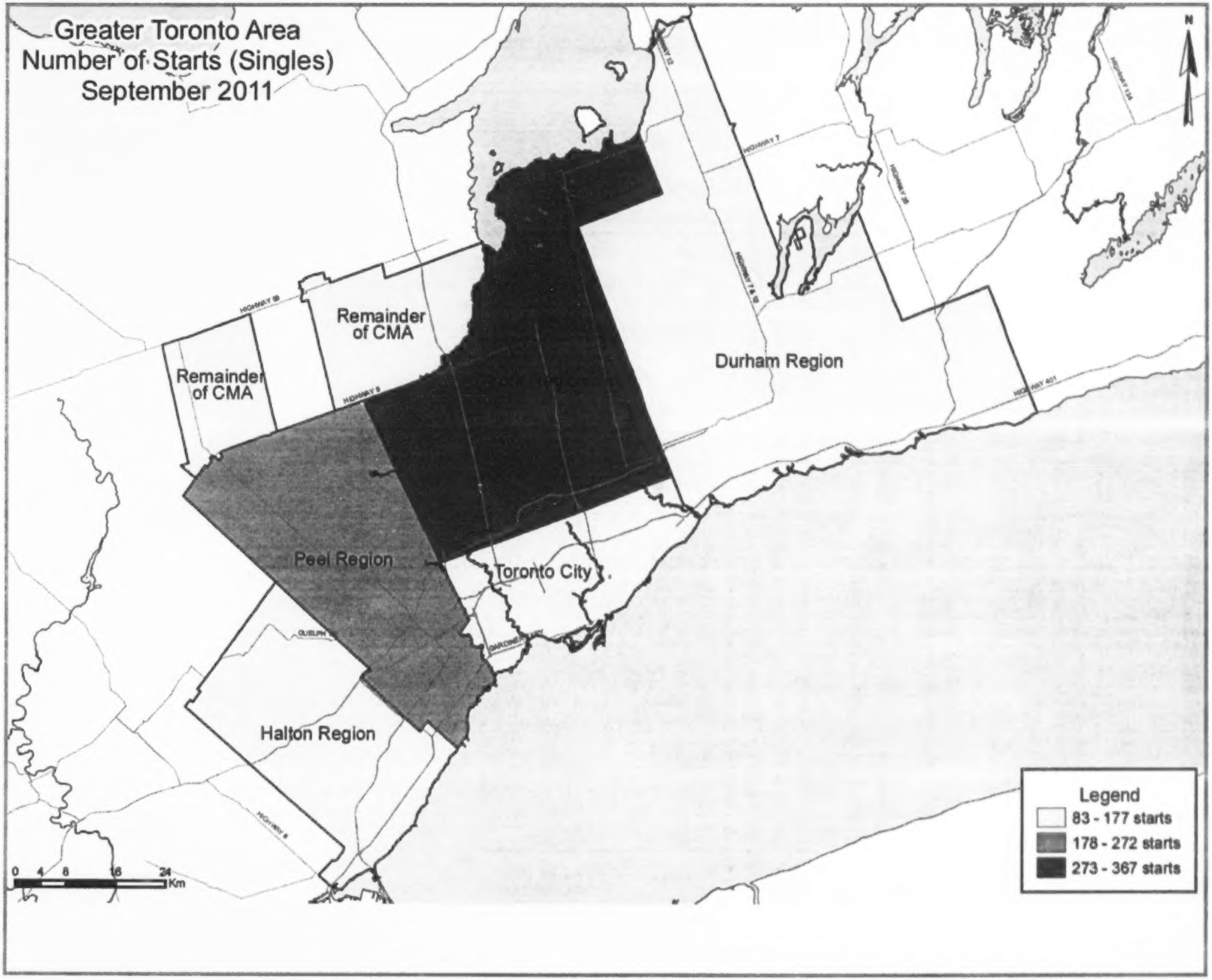
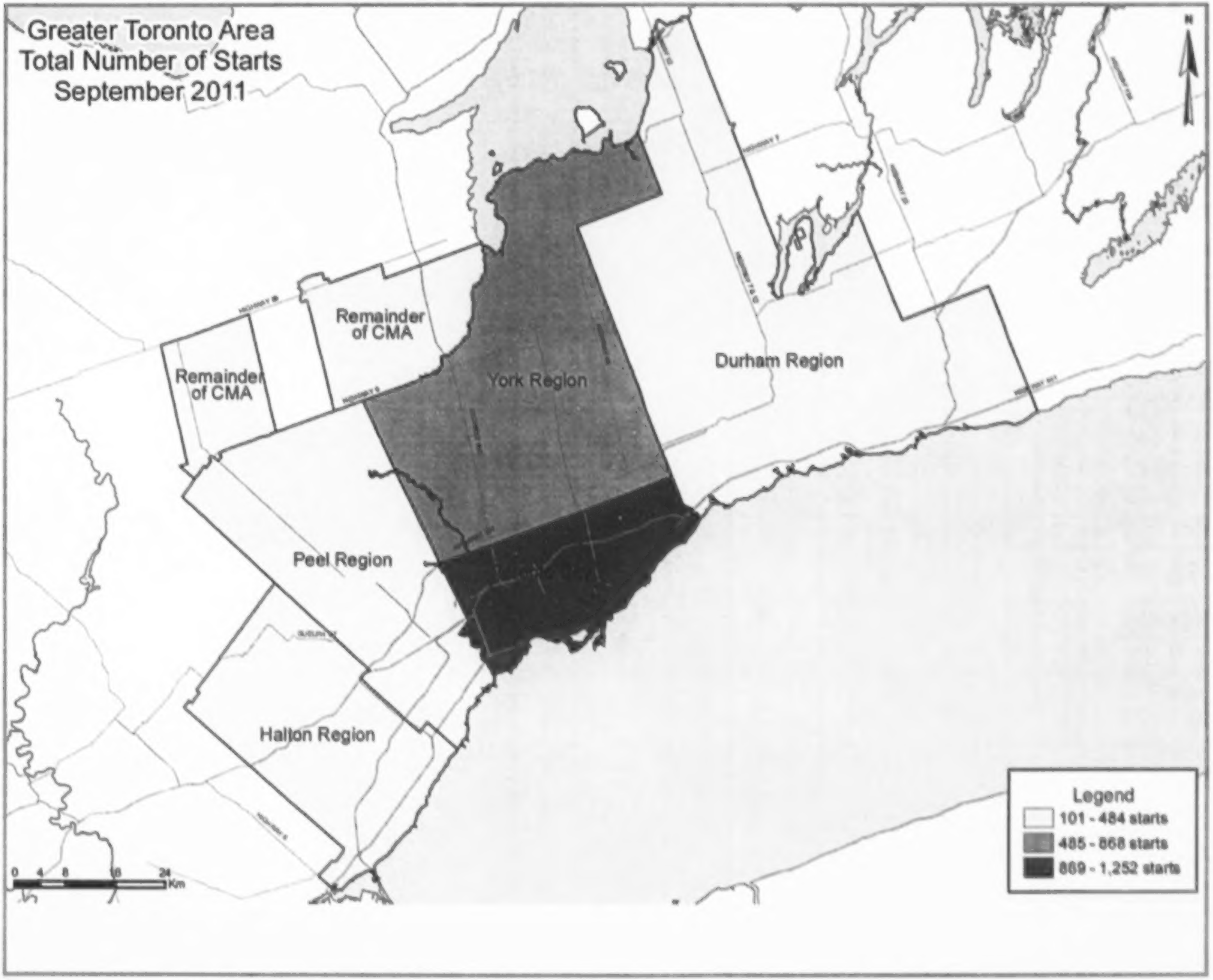
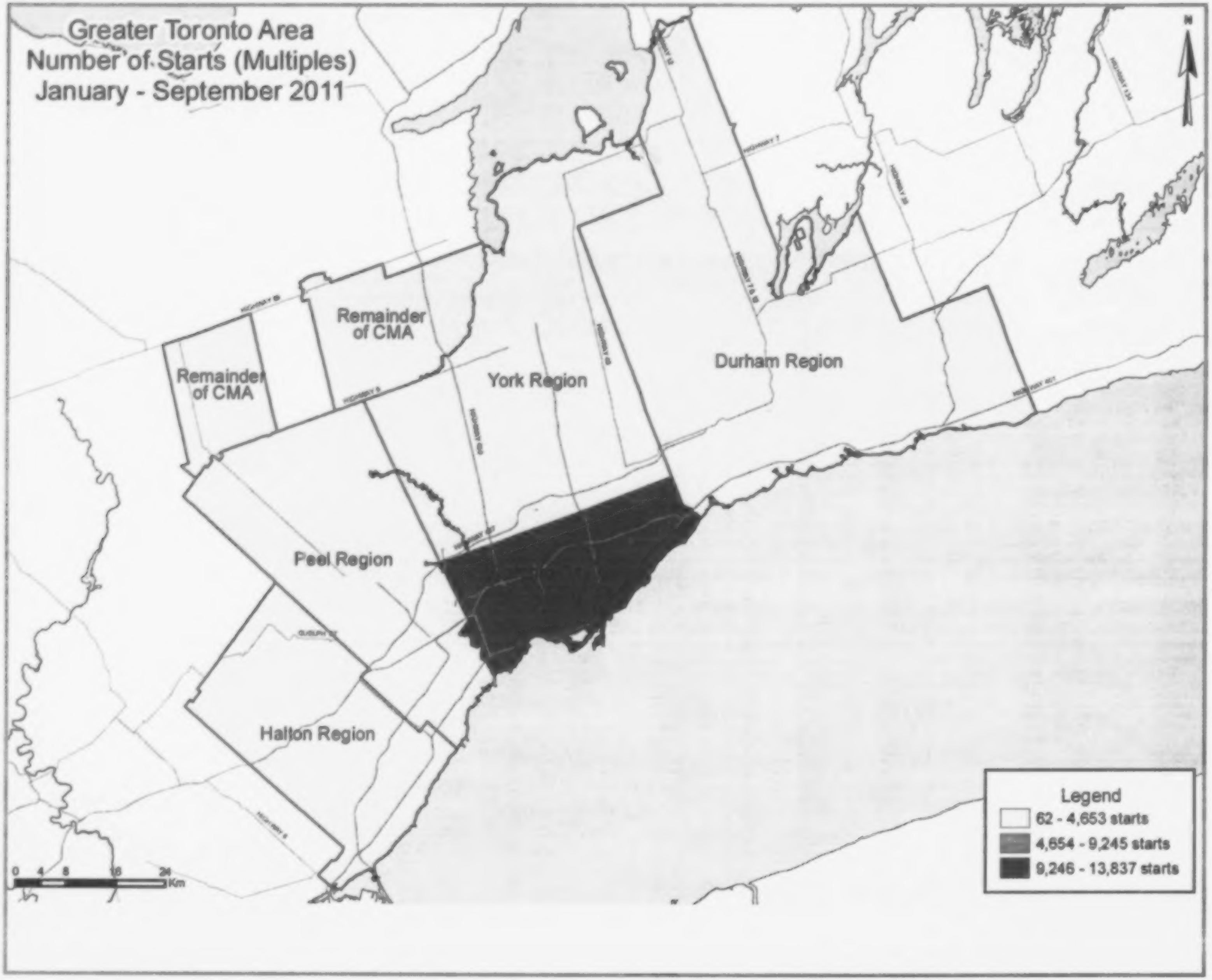
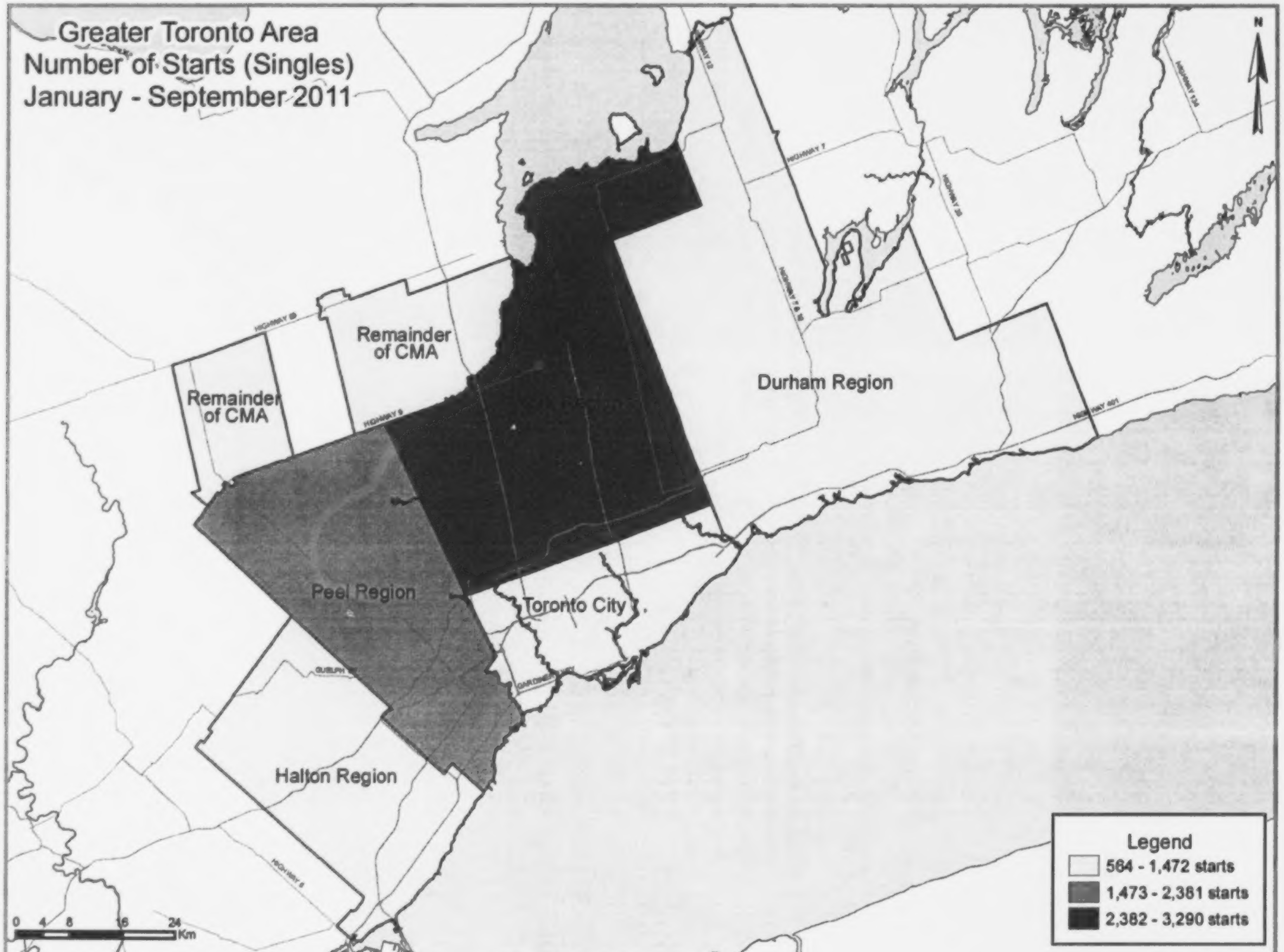
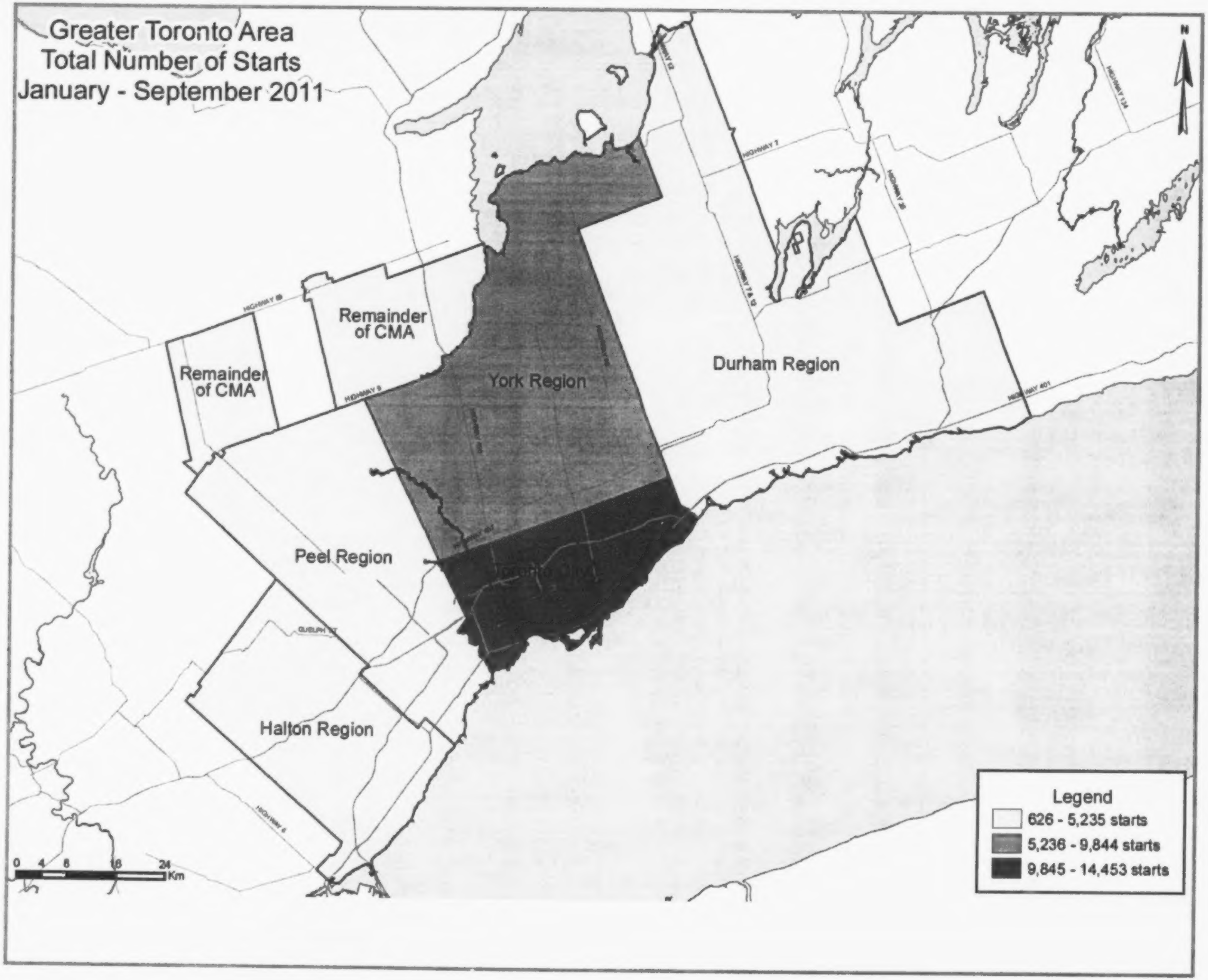

Greater Toronto Area
Number of Starts (Multiples)
September 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
N
Legend
2 - 384 starts
385 - 766 starts
767 - 1,149 starts
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
September 2011
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
N
Legend
83 - 177 starts
178 - 272 starts
273 - 367 starts
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
September 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
101 - 484 starts
485 - 868 starts
869 - 1,252 starts
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - September 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
62 - 4,653 starts
4,654 - 9,245 starts
9,246 - 13,837 starts
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - September 2011
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
564 - 1,472 starts
1,473 - 2,381 starts
2,382 - 3,290 starts
N



Greater Toronto Area
Total Number of Starts
January - September 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
626 - 5,235 starts
5,236 - 9,844 starts
9,845 - 14,453 starts
0 4 8 16 24 Km
N

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2011	895	136	522	5	0	939	0	246	2,743
September 2010	746	108	246	25	90	1,445	0	0	2,660
% Change	20.0	25.9	112.2	-80.0	-100.0	-35.0	n/a	n/a	3.1
Year-to-date 2011	7,768	1,416	3,047	27	740	15,054	8	1,706	29,766
Year-to-date 2010	7,377	1,148	2,124	44	1,145	8,533	22	1,083	21,476
% Change	5.3	23.3	43.5	-38.6	-35.4	76.4	-63.6	57.5	38.6
UNDER CONSTRUCTION									
September 2011	7,930	1,604	3,492	31	1,092	32,095	12	3,509	49,765
September 2010	6,466	1,130	2,661	69	1,248	31,983	38	2,480	46,104
% Change	22.6	41.9	31.2	-55.1	-12.5	0.4	-68.4	41.5	7.9
COMPLETIONS									
September 2011	787	40	209	4	135	2,270	4	20	3,469
September 2010	810	96	290	7	51	1,003	0	30	2,287
% Change	-2.8	-58.3	-27.9	-42.9	164.7	126.3	n/a	-33.3	51.7
Year-to-date 2011	6,524	1,038	2,100	40	879	15,245	16	896	26,767
Year-to-date 2010	7,433	1,362	1,687	63	747	11,503	0	1,305	24,100
% Change	-12.2	-23.8	24.5	-36.5	17.7	32.5	n/a	-31.3	11.1
COMPLETED & NOT ABSORBED									
September 2011	141	26	40	0	22	885	13	374	1,501
September 2010	294	25	53	2	20	996	13	712	2,115
% Change	-52.0	4.0	-24.5	-100.0	10.0	-11.1	0.0	-47.5	-29.0
ABSORBED									
September 2011	780	40	225	4	130	2 242	4	0	3,425
September 2010	839	95	289	8	57	996	0	0	2,284
% Change	-7.0	-57.9	-22.1	-50.0	128.1	125.1	n/a	n/a	50.0
Year-to-date 2011	6,572	1,035	2,102	41	863	14,417	16	583	25,629
Year-to-date 2010	7,575	1,374	1,772	68	746	10,802	3	193	22,533
% Change	-13.2	-24.7	18.6	-39.7	15.7	33.5	**	**	13.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
September 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2011	121	0	49	0	27	0	10	0	207
September 2010	100	8	39	0	29	0	0	0	176
% Change	21.0	-100.0	25.6	n/a	-6.9	n/a	n/a	n/a	17.6
Year-to-date 2011	986	40	194	0	104	0	10	32	1,366
Year-to-date 2010	1,138	10	197	0	29	0	0	12	1,386
% Change	-13.4	**	-1.5	n/a	**	n/a	n/a	166.7	-1.4
UNDER CONSTRUCTION									
September 2011	798	8	249	0	89	6	38	44	1,232
September 2010	780	10	212	0	78	12	0	54	1,146
% Change	2.3	-20.0	17.5	n/a	14.1	-50.0	n/a	-18.5	7.5
COMPLETIONS									
September 2011	173	4	0	0	12	0	0	0	189
September 2010	153	0	8	0	6	6	0	0	173
% Change	13.1	n/a	-100.0	n/a	100.0	-100.0	n/a	n/a	9.2
Year-to-date 2011	1,002	42	120	0	129	6	0	46	1,345
Year-to-date 2010	1,007	4	57	0	57	6	3	0	1,134
% Change	-0.5	**	110.5	n/a	126.3	0.0	-100.0	n/a	18.6
COMPLETED & NOT ABSORBED									
September 2011	10	0	2	0	2	10	0	0	24
September 2010	12	0	0	0	3	15	0	0	30
% Change	-16.7	n/a	n/a	n/a	-33.3	-33.3	n/a	n/a	-20.0
ABSORBED									
September 2011	175	4	0	0	11	0	0	0	190
September 2010	153	0	10	0	8	6	0	0	177
% Change	14.4	n/a	-100.0	n/a	37.5	-100.0	n/a	n/a	7.3
Year-to-date 2011	1,017	42	120	0	130	11	0	4	1,324
Year-to-date 2010	1,013	4	64	0	67	52	3	0	1,203
% Change	0.4	**	87.5	n/a	94.0	-78.8	-100.0	n/a	10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2011	941	134	571	1	27	939	10	246	2,869
September 2010	812	130	279	23	115	1,445	0	0	2,804
% Change	15.9	3.1	104.7	-95.7	-76.5	-35.0	n/a	n/a	2.3
Year-to-date 2011	8,498	1,412	3,235	7	867	15,129	18	1,738	30,904
Year-to-date 2010	8,236	1,306	2,302	25	1,218	8,903	22	1,095	23,107
% Change	3.2	8.1	40.5	-72.0	-28.8	69.9	-18.2	58.7	33.7
UNDER CONSTRUCTION									
September 2011	8,578	1,564	3,742	20	1,218	32,363	50	3,810	51,345
September 2010	7,075	1,228	2,831	44	1,338	32,466	38	2,716	47,765
% Change	21.2	27.4	32.2	-54.5	-9.0	-0.3	31.6	40.3	7.5
COMPLETIONS									
September 2011	916	44	217	0	157	2,316	4	22	3,676
September 2010	909	114	255	2	62	1,009	0	0	2,351
% Change	0.8	-61.4	-14.9	-100.0	153.2	129.5	n/a	n/a	56.4
Year-to-date 2011	7,324	1,090	2,268	10	1,018	15,297	16	944	27,996
Year-to-date 2010	8,284	1,486	1,677	21	882	11,675	3	1,357	25,385
% Change	-11.6	-26.6	35.2	-52.4	15.4	31.0	**	-30.4	10.3
COMPLETED & NOT ABSORBED									
September 2011	152	26	42	0	27	894	13	374	1,528
September 2010	310	29	58	2	30	1,000	13	712	2,154
% Change	-51.0	-10.3	-27.6	-100.0	-10.0	-10.6	0.0	-47.5	-29.1
ABSORBED									
September 2011	908	44	233	0	151	2 284	4	2	3,626
September 2010	932	111	256	3	68	1 002	0	0	2,372
% Change	-2.6	-60.4	-9.0	-100.0	122.1	127.9	n/a	n/a	52.9
Year-to-date 2011	7,372	1,087	2,285	10	1,003	14,471	16	771	27,015
Year-to-date 2010	8,370	1,494	1,768	24	889	11,044	6	193	23,788
% Change	-11.9	-27.2	29.2	-58.3	12.8	31.0	166.7	**	13.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
September 2011	103	4	374	0	0	529	0	242	1,252
September 2010	103	4	9	0	12	1,389	0	0	1,517
York Region									
September 2011	366	28	42	1	0	410	0	4	851
September 2010	309	28	100	0	13	0	0	0	450
Peel Region									
September 2011	215	60	29	0	0	0	0	0	304
September 2010	178	48	31	23	3	0	0	0	283
Halton Region									
September 2011	83	18	0	0	0	0	0	0	101
September 2010	91	38	52	0	58	56	0	0	295
Durham Region									
September 2011	174	24	126	0	27	0	10	0	361
September 2010	131	12	87	0	29	0	0	0	259
Toronto CMA									
September 2011	895	136	522	5	0	939	0	246	2,743
September 2010	746	108	246	25	90	1,445	0	0	2,660
Oshawa CMA									
September 2011	121	0	49	0	27	0	10	0	207
September 2010	100	8	39	0	29	0	0	0	176
Greater Toronto Area									
September 2011	941	134	571	1	27	939	10	246	2,869
September 2010	812	130	279	23	115	1,445	0	0	2,804

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
September 2011	1,095	222	1,730	0	81	25,884	0	3,341	32,353
September 2010	1,055	78	674	0	136	25,949	14	2,429	30,364
York Region									
September 2011	2,791	334	604	3	292	2,619	4	88	6,735
September 2010	2,155	292	655	0	266	1,875	16	25	5,284
Peel Region									
September 2011	2,380	826	511	17	512	2,534	8	0	6,788
September 2010	1,786	582	453	44	656	3,443	8	26	6,998
Halton Region									
September 2011	1,123	100	415	0	230	1,085	0	337	3,290
September 2010	986	210	471	0	194	1,187	0	182	3,230
Durham Region									
September 2011	1,189	82	482	0	103	241	38	44	2,179
September 2010	1,093	66	578	0	86	12	0	54	1,889
Toronto CMA									
September 2011	7,930	1,604	3,492	31	1,092	32,095	12	3,509	49,765
September 2010	6,466	1,130	2,661	69	1,248	31,983	38	2,480	46,104
Oshawa CMA									
September 2011	798	8	249	0	89	6	38	44	1,232
September 2010	780	10	212	0	78	12	0	54	1,146
Greater Toronto Area									
September 2011	8,578	1,564	3,742	20	1,218	32,363	50	3,810	51,345
September 2010	7,075	1,228	2,831	44	1,338	32,466	38	2,716	47,765

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
September 2011	75	0	0	0	28	1,003	0	20	1,126
September 2010	82	2	10	0	0	1,003	0	0	1,097
York Region									
September 2011	315	20	85	0	11	378	4	0	813
September 2010	438	54	165	0	0	0	0	0	657
Peel Region									
September 2011	207	0	47	0	70	845	0	0	1,169
September 2010	56	10	6	2	38	0	0	0	112
Halton Region									
September 2011	92	2	47	0	36	90	0	2	269
September 2010	74	20	27	0	14	0	0	0	135
Durham Region									
September 2011	227	22	38	0	12	0	0	0	299
September 2010	259	28	47	0	10	6	0	0	350
Toronto CMA									
September 2011	787	40	209	4	135	2,270	4	20	3,469
September 2010	810	96	290	7	51	1,003	0	30	2,287
Oshawa CMA									
September 2011	173	4	0	0	12	0	0	0	189
September 2010	153	0	8	0	6	6	0	0	173
Greater Toronto Area									
September 2011	916	44	217	0	157	2,316	4	22	3,676
September 2010	909	114	255	2	62	1,009	0	0	2,351

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
September 2011	40	10	16	0	16	686	11	177	956
September 2010	57	9	32	0	11	917	11	515	1,552
York Region									
September 2011	13	0	12	0	1	111	2	0	139
September 2010	13	2	8	0	2	28	2	0	55
Peel Region									
September 2011	80	16	3	0	5	87	0	197	388
September 2010	201	11	4	2	6	29	0	197	450
Halton Region									
September 2011	9	0	8	0	3	0	0	0	20
September 2010	22	4	10	0	7	11	0	0	54
Durham Region									
September 2011	10	0	3	0	2	10	0	0	25
September 2010	17	3	4	0	4	15	0	0	43
Toronto CMA									
September 2011	141	26	40	0	22	885	13	374	1,501
September 2010	294	25	53	2	20	996	13	712	2,115
Oshawa CMA									
September 2011	10	0	2	0	2	10	0	0	24
September 2010	12	0	0	0	3	15	0	0	30
Greater Toronto Area									
September 2011	152	26	42	0	27	894	13	374	1,528
September 2010	310	29	58	2	30	1,000	13	712	2,154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
September 2011	71	0	0	0	24	990	0	0	1,085
September 2010	82	4	10	0	5	992	0	0	1,093
York Region									
September 2011	314	20	99	0	10	383	4	0	830
September 2010	432	54	165	0	0	2	0	0	653
Peel Region									
September 2011	198	0	49	0	70	821	0	0	1,138
September 2010	89	10	6	3	39	2	0	0	149
Halton Region									
September 2011	93	2	47	0	36	90	0	2	270
September 2010	73	18	27	0	13	0	0	0	131
Durham Region									
September 2011	232	22	38	0	11	0	0	0	303
September 2010	256	25	48	0	11	6	0	0	346
Toronto CMA									
September 2011	780	40	225	4	130	2,242	4	0	3,425
September 2010	839	95	289	8	57	996	0	0	2,284
Oshawa CMA									
September 2011	175	4	0	0	11	0	0	0	190
September 2010	153	0	10	0	8	6	0	0	177
Greater Toronto Area									
September 2011	908	44	233	0	151	2,284	4	2	3,626
September 2010	932	111	256	3	68	1,002	0	0	2,372

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Toronto City	103	103	4	4	68	21	1,077	1,389	1,252	1,517	-17.5
Toronto	16	13	2	0	3	0	846	1,389	867	1,402	-38.2
East York	9	6	0	0	0	0	21	0	30	6	**
Etobicoke	16	20	0	2	0	0	0	0	16	22	-27.3
North York	49	52	0	0	65	0	0	0	114	52	119.2
Scarborough	12	11	0	0	0	12	210	0	222	23	**
York	1	1	2	2	0	0	0	0	3	3	0.0
York Region	367	309	28	28	42	113	414	0	851	450	89.1
Aurora	3	26	0	0	0	0	0	0	3	26	-88.5
East Gwillimbury	19	6	20	0	6	6	0	0	45	12	**
Georgina Township	18	19	0	0	13	0	0	0	31	19	63.2
King Township	7	49	0	0	0	28	0	0	7	77	-90.9
Markham	68	26	6	24	0	0	410	0	484	50	**
Newmarket	8	11	0	4	0	0	4	0	12	15	-20.0
Richmond Hill	110	58	2	0	12	18	0	0	124	76	63.2
Vaughan	113	103	0	0	0	0	0	0	113	103	9.7
Whitchurch-Stouffville	21	11	0	0	11	61	0	0	32	72	-55.6
Peel Region	215	201	60	48	29	34	0	0	304	283	7.4
Brampton	133	168	56	46	29	34	0	0	218	248	-12.1
Caledon	65	22	4	0	0	0	0	0	69	22	**
Mississauga	17	11	0	2	0	0	0	0	17	13	30.8
Halton Region	83	91	18	38	0	110	0	56	101	295	-65.8
Burlington	25	9	0	18	0	0	0	0	25	27	-7.4
Halton Hills	8	6	0	0	0	0	0	0	8	6	33.3
Milton	36	46	18	20	0	75	0	56	54	197	-72.6
Oakville	14	30	0	0	0	35	0	0	14	65	-78.5
Durham Region	174	131	24	12	163	116	0	0	361	259	39.4
Ajax	37	17	24	4	72	42	0	0	133	63	111.1
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	41	34	0	0	24	27	0	0	65	61	6.6
Oshawa	14	13	0	0	10	8	0	0	24	21	14.3
Pickering	10	4	0	0	5	6	0	0	15	10	50.0
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	3	6	0	0	0	0	0	0	3	6	-50.0
Whitby	66	53	0	8	52	33	0	0	118	94	25.5
Remainder of Toronto CMA	107	49	2	8	0	6	0	0	109	63	73.0
Bradford West Gwillimbury	62	35	2	0	0	0	0	0	64	35	82.9
Town of Mono	6	1	0	0	0	0	0	0	6	1	**
New Tecumseth	39	8	0	4	0	0	0	0	39	12	**
Orangeville	0	5	0	4	0	6	0	0	0	15	-100.0
Toronto CMA	900	771	136	112	216	332	1,491	1,445	2,743	2,660	3.1
Oshawa CMA	121	100	0	8	86	68	0	0	207	176	17.6
Greater Toronto Area (GTA)	942	835	134	130	302	394	1,491	1,445	2,869	2,804	2.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	616	718	142	46	266	393	13,429	8,510	14,453	9,667	49.5
Toronto	97	95	14	4	8	80	9,201	5,364	9,320	5,543	68.1
East York	39	39	0	2	0	0	384	0	423	41	**
Etobicoke	98	114	2	16	0	0	744	2,352	844	2,482	-66.0
North York	283	290	116	0	149	127	1,797	623	2,345	1,040	125.5
Scarborough	89	158	4	20	109	171	586	171	788	520	51.5
York	9	20	6	4	0	6	0	0	15	30	-50.0
York Region	3,290	3,326	472	344	856	893	2,269	455	6,887	5,018	37.2
Aurora	39	256	0	10	0	0	0	0	39	266	-85.3
East Gwillimbury	83	81	38	0	38	51	0	0	159	132	20.5
Georgina Township	134	96	0	0	13	11	0	0	147	107	37.4
King Township	64	186	2	16	0	28	137	0	203	230	-11.7
Markham	1,026	149	146	84	158	17	1,377	430	2,707	680	**
Newmarket	128	171	6	30	0	5	4	0	138	206	-33.0
Richmond Hill	431	596	6	10	321	213	148	25	906	844	7.3
Vaughan	837	1,306	184	114	226	414	499	0	1,746	1,834	-4.8
Whitchurch-Stouffville	548	485	90	80	100	154	104	0	842	719	17.1
Peel Region	1,861	1,387	610	592	735	969	1,751	229	4,957	3,177	56.0
Brampton	1,568	989	478	382	202	561	49	26	2,297	1,958	17.3
Caledon	200	187	56	38	89	35	0	0	345	260	32.7
Mississauga	93	211	76	172	444	373	1,702	203	2,315	959	141.4
Halton Region	1,350	1,337	72	288	563	688	291	862	2,276	3,175	-28.3
Burlington	265	230	4	176	31	73	75	370	375	849	-55.8
Halton Hills	66	78	2	0	9	23	0	0	77	101	-23.8
Milton	620	770	34	110	251	362	216	160	1,121	1,402	-20.0
Oakville	399	259	32	2	272	230	0	332	703	823	-14.6
Durham Region	1,388	1,493	116	42	560	523	267	12	2,331	2,070	12.6
Ajax	235	246	76	32	205	257	0	0	516	535	-3.6
Brock	10	7	0	0	0	0	0	0	10	7	42.9
Clarington	389	396	0	0	102	78	0	12	491	486	1.0
Oshawa	229	468	40	2	61	16	32	0	362	486	-25.5
Pickering	105	53	0	0	47	40	235	0	387	93	**
Scugog	13	11	0	0	0	0	0	0	13	11	18.2
Uxbridge	39	38	0	0	0	0	0	0	39	38	2.6
Whitby	368	274	0	8	145	132	0	0	513	414	23.9
Remainder of Toronto CMA	564	546	56	36	6	40	0	0	626	622	0.6
Bradford West Gwillimbury	366	362	38	4	0	25	0	0	404	391	3.3
Town of Mono	27	40	0	0	0	0	0	0	27	40	-32.5
New Tecumseth	154	48	18	10	6	0	0	0	178	58	**
Orangeville	17	96	0	22	0	15	0	0	17	133	-87.2
Toronto CMA	7,795	7,421	1,424	1,162	2,647	3,207	17,900	9,686	29,766	21,476	38.6
Oshawa CMA	986	1,138	40	10	308	226	32	12	1,366	1,386	-1.4
Greater Toronto Area (GTA)	8,505	8,261	1,412	1,312	2,980	3,466	18,007	10,068	30,904	23,107	33.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Toronto City	68	21	0	0	835	1,389	242	0
Toronto	3	0	0	0	814	1,389	32	0
East York	0	0	0	0	21	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	65	0	0	0	0	0	0	0
Scarborough	0	12	0	0	0	0	210	0
York	0	0	0	0	0	0	0	0
York Region	42	113	0	0	410	0	4	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	13	0	0	0	0	0	0	0
King Township	0	28	0	0	0	0	0	0
Markham	0	0	0	0	410	0	0	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	12	18	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	11	61	0	0	0	0	0	0
Peel Region	29	34	0	0	0	0	0	0
Brampton	29	34	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	0	110	0	0	0	56	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	75	0	0	0	56	0	0
Oakville	0	35	0	0	0	0	0	0
Durham Region	153	116	10	0	0	0	0	0
Ajax	72	42	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	24	27	0	0	0	0	0	0
Oshawa	0	8	10	0	0	0	0	0
Pickering	5	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	52	33	0	0	0	0	0	0
Remainder of Toronto CMA	0	6	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	216	332	0	0	1,245	1,445	246	0
Oshawa CMA	76	68	10	0	0	0	0	0
Greater Toronto Area (GTA)	292	394	10	0	1,245	1,445	246	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	266	387	0	6	11,811	7,478	1,618	1,032
Toronto	8	80	0	0	8,400	4,986	801	378
East York	0	0	0	0	384	0	0	0
Etobicoke	0	0	0	0	508	1,851	236	501
North York	149	127	0	0	1,426	623	371	0
Scarborough	109	171	0	0	376	18	210	153
York	0	0	0	6	0	0	0	0
York Region	848	885	8	8	2,181	430	88	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	38	51	0	0	0	0	0	0
Georgina Township	13	11	0	0	0	0	0	0
King Township	0	28	0	0	137	0	0	0
Markham	158	17	0	0	1,377	430	0	0
Newmarket	0	5	0	0	0	0	4	0
Richmond Hill	321	213	0	0	148	0	0	25
Vaughan	226	414	0	0	415	0	84	0
Whitchurch-Stouffville	92	146	8	8	104	0	0	0
Peel Region	735	961	0	8	1,751	203	0	26
Brampton	202	553	0	8	49	0	0	26
Caledon	89	35	0	0	0	0	0	0
Mississauga	444	373	0	0	1,702	203	0	0
Halton Region	563	688	0	0	291	862	0	0
Burlington	31	73	0	0	75	370	0	0
Halton Hills	9	23	0	0	0	0	0	0
Milton	251	362	0	0	216	160	0	0
Oakville	272	230	0	0	0	332	0	0
Durham Region	550	523	10	0	235	0	32	12
Ajax	205	257	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	102	78	0	0	0	0	0	12
Oshawa	51	16	10	0	0	0	32	0
Pickering	47	40	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	145	132	0	0	0	0	0	0
Remainder of Toronto CMA	6	40	0	0	0	0	0	0
Bradford West Gwillimbury	0	25	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	15	0	0	0	0	0	0
Toronto CMA	2,639	3,185	8	22	16,194	8,603	1,706	1,083
Oshawa CMA	298	226	10	0	0	0	32	12
Greater Toronto Area (GTA)	2,962	3,444	18	22	16,269	8,973	1,738	1,095

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Toronto City	481	116	529	1,401	242	0	1,252	1,517
Toronto	327	13	508	1,389	32	0	867	1,402
East York	9	6	21	0	0	0	30	6
Etobicoke	16	22	0	0	0	0	16	22
North York	114	52	0	0	0	0	114	52
Scarborough	12	11	0	12	210	0	222	23
York	3	3	0	0	0	0	3	3
York Region	436	437	411	13	4	0	851	450
Aurora	2	26	1	0	0	0	3	26
East Gwillimbury	45	12	0	0	0	0	45	12
Georgina Township	31	19	0	0	0	0	31	19
King Township	7	77	0	0	0	0	7	77
Markham	74	50	410	0	0	0	484	50
Newmarket	8	15	0	0	4	0	12	15
Richmond Hill	124	63	0	13	0	0	124	76
Vaughan	113	103	0	0	0	0	113	103
Whitchurch-Stouffville	32	72	0	0	0	0	32	72
Peel Region	304	257	0	26	0	0	304	283
Brampton	218	222	0	26	0	0	218	248
Caledon	69	22	0	0	0	0	69	22
Mississauga	17	13	0	0	0	0	17	13
Halton Region	101	181	0	114	0	0	101	295
Burlington	25	27	0	0	0	0	25	27
Halton Hills	8	6	0	0	0	0	8	6
Milton	54	118	0	79	0	0	54	197
Oakville	14	30	0	35	0	0	14	65
Durham Region	324	230	27	29	10	0	361	259
Ajax	133	63	0	0	0	0	133	63
Brock	3	2	0	0	0	0	3	2
Clarington	59	40	6	21	0	0	65	61
Oshawa	14	13	0	8	10	0	24	21
Pickering	15	10	0	0	0	0	15	10
Scugog	0	2	0	0	0	0	0	2
Uxbridge	3	6	0	0	0	0	3	6
Whitby	97	94	21	0	0	0	118	94
Remainder of Toronto CMA	105	57	4	6	0	0	109	63
Bradford West Gwillimbury	64	35	0	0	0	0	64	35
Town of Mono	2	1	4	0	0	0	6	1
New Tecumseth	39	6	0	6	0	0	39	12
Orangeville	0	15	0	0	0	0	0	15
Toronto CMA	1,553	1,100	944	1,560	246	0	2,743	2,660
Oshawa CMA	170	147	27	29	10	0	207	176
Greater Toronto Area (GTA)	1,646	1,221	967	1,583	256	0	2,869	2,804

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,716	1,122	11,119	7,507	1,618	1,038	14,453	9,667
Toronto	832	249	7,687	4,916	801	378	9,320	5,543
East York	39	41	384	0	0	0	423	41
Etobicoke	100	130	508	1,851	236	501	844	2,482
North York	548	379	1,426	661	371	0	2,345	1,040
Scarborough	181	288	397	79	210	153	788	520
York	15	24	0	0	0	6	15	30
York Region	4,437	4,277	2,354	708	96	33	6,887	5,018
Aurora	36	266	3	0	0	0	39	266
East Gwillimbury	159	132	0	0	0	0	159	132
Georgina Township	147	107	0	0	0	0	147	107
King Township	66	230	137	0	0	0	203	230
Markham	1,302	241	1,405	439	0	0	2,707	680
Newmarket	134	201	0	5	4	0	138	206
Richmond Hill	616	753	290	66	0	25	906	844
Vaughan	1,247	1,691	415	143	84	0	1,746	1,834
Whitchurch-Stouffville	730	656	104	55	8	8	842	719
Peel Region	2,967	2,339	1,990	804	0	34	4,957	3,177
Brampton	2,244	1,584	53	340	0	34	2,297	1,958
Caledon	345	248	0	12	0	0	345	260
Mississauga	378	507	1,937	452	0	0	2,315	959
Halton Region	1,861	2,085	415	1,090	0	0	2,276	3,175
Burlington	269	425	106	424	0	0	375	849
Halton Hills	77	101	0	0	0	0	77	101
Milton	905	1,202	216	200	0	0	1,121	1,402
Oakville	610	357	93	466	0	0	703	823
Durham Region	2,164	2,021	125	37	42	12	2,331	2,070
Ajax	495	527	21	8	0	0	516	535
Brock	10	7	0	0	0	0	10	7
Clarington	465	453	26	21	0	12	491	486
Oshawa	269	478	51	8	42	0	362	486
Pickering	387	93	0	0	0	0	387	93
Scugog	13	11	0	0	0	0	13	11
Uxbridge	39	38	0	0	0	0	39	38
Whitby	486	414	27	0	0	0	513	414
Remainder of Toronto CMA	598	593	28	29	0	0	626	622
Bradford West Gwillimbury	404	391	0	0	0	0	404	391
Town of Mono	11	31	16	9	0	0	27	40
New Tecumseth	166	38	12	20	0	0	178	58
Orangeville	17	133	0	0	0	0	17	133
Toronto CMA	12,231	10,649	15,821	9,722	1,714	1,105	29,766	21,476
Oshawa CMA	1,220	1,345	104	29	42	12	1,366	1,386
Greater Toronto Area (GTA)	13,145	11,844	16,003	10,146	1,756	1,117	30,904	23,107

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Toronto City	75	82	0	2	28	6	1,023	1,007	1,126	1,097	2.6
Toronto	8	2	0	0	0	6	352	800	360	808	-55.4
East York	2	0	0	0	0	0	0	0	2	0	n/a
Etobicoke	10	10	0	0	0	0	0	0	10	10	0.0
North York	41	37	0	2	28	0	651	0	720	39	**
Scarborough	3	28	0	0	0	0	0	203	3	231	-98.7
York	11	0	0	0	0	0	20	4	31	4	**
York Region	315	438	20	54	100	165	378	0	813	657	23.7
Aurora	1	44	0	4	0	0	0	0	1	48	-97.9
East Gwillimbury	4	12	4	2	0	6	0	0	8	20	-60.0
Georgina Township	9	6	0	0	0	0	0	0	9	6	50.0
King Township	14	29	0	0	0	0	0	0	14	29	-51.7
Markham	78	10	0	0	7	8	145	0	230	18	**
Newmarket	26	17	0	10	0	0	0	0	26	27	-3.7
Richmond Hill	59	84	0	0	29	19	0	0	88	103	-14.6
Vaughan	71	170	8	10	56	132	233	0	368	312	17.9
Whitchurch-Stouffville	53	66	8	28	8	0	0	0	69	94	-26.6
Peel Region	207	58	0	10	117	44	845	0	1,169	112	**
Brampton	160	26	0	0	11	0	301	0	472	26	**
Caledon	24	10	0	4	10	6	0	0	34	20	70.0
Mississauga	23	22	0	6	96	38	544	0	663	66	**
Halton Region	92	74	2	22	83	39	92	0	269	135	99.3
Burlington	12	19	2	22	20	7	92	0	126	48	162.5
Halton Hills	7	10	0	0	16	8	0	0	23	18	27.8
Milton	55	28	0	0	23	9	0	0	78	37	110.8
Oakville	18	17	0	0	24	15	0	0	42	32	31.3
Durham Region	227	259	22	28	50	57	0	6	299	350	-14.6
Ajax	51	89	18	28	20	43	0	0	89	160	-44.4
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	51	44	0	0	12	0	0	6	63	50	26.0
Oshawa	59	84	4	0	0	6	0	0	63	90	-30.0
Pickering	2	11	0	0	18	0	0	0	20	11	81.8
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	0	3	0	0	0	0	0	0	0	3	-100.0
Whitby	63	25	0	0	0	8	0	0	63	33	90.9
Remainder of Toronto CMA	61	81	4	6	0	43	44	30	109	160	-31.9
Bradford West Gwillimbury	42	49	2	0	0	43	0	0	44	92	-52.2
Town of Mono	3	8	0	0	0	0	0	0	3	8	-62.5
New Tecumseth	16	8	2	4	0	0	0	0	18	12	50.0
Orangeville	0	16	0	2	0	0	44	30	44	48	-8.3
Toronto CMA	791	817	42	100	346	333	2,290	1,037	3,469	2,287	51.7
Oshawa CMA	173	153	4	0	12	14	0	6	189	173	9.2
Greater Toronto Area (GTA)	916	911	44	116	378	311	2,338	1,013	3,676	2,351	56.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	540	610	44	140	226	181	12,814	9,320	13,624	10,251	32.9
Toronto	94	51	22	0	35	42	6,320	7,396	6,471	7,489	-13.6
East York	27	22	2	4	0	18	44	198	73	242	-69.8
Etobicoke	62	77	14	10	0	4	994	127	1,070	218	**
North York	224	270	0	108	50	30	2,974	1,284	3,248	1,692	92.0
Scarborough	110	176	4	12	141	52	2,462	311	2,717	551	**
York	23	9	2	6	0	35	20	4	45	54	-16.7
York Region	2,950	4,020	452	606	766	958	1,321	1,875	5,489	7,459	-26.4
Aurora	97	252	8	86	0	0	153	0	258	338	-23.7
East Gwillimbury	65	51	14	24	30	58	0	0	109	133	-18.0
Georgina Township	74	65	0	0	17	25	0	0	91	90	1.1
King Township	127	87	0	16	36	0	0	0	163	103	58.3
Markham	445	423	146	92	153	111	880	942	1,624	1,568	3.6
Newmarket	131	222	4	22	0	79	0	0	135	323	-58.2
Richmond Hill	603	570	10	38	166	137	25	456	804	1,201	-33.1
Vaughan	1,085	1,868	212	194	246	357	263	477	1,806	2,896	-37.6
Whitchurch-Stouffville	323	482	58	134	118	191	0	0	499	807	-38.2
Peel Region	1,697	840	340	370	1,030	560	1,922	1,510	4,989	3,280	52.1
Brampton	1,409	510	242	134	686	90	375	907	2,712	1,641	65.3
Caledon	126	120	30	30	51	58	0	0	207	208	-0.5
Mississauga	162	210	68	206	293	412	1,547	603	2,070	1,431	44.7
Halton Region	909	1,313	152	318	733	519	201	377	1,995	2,527	-21.1
Burlington	188	168	56	176	96	106	92	306	432	756	-42.9
Halton Hills	60	59	0	0	24	25	53	0	137	84	63.1
Milton	495	896	96	142	357	226	56	71	1,004	1,335	-24.8
Oakville	166	190	0	0	256	162	0	0	422	352	19.9
Durham Region	1,238	1,522	102	60	507	280	52	6	1,899	1,868	1.7
Ajax	181	384	60	56	215	149	0	0	456	589	-22.6
Brock	5	51	0	0	0	0	0	0	5	51	-90.2
Clarington	341	304	0	2	54	4	6	6	401	316	26.9
Oshawa	343	381	34	2	63	71	46	0	486	454	7.0
Pickering	25	50	0	0	43	8	0	0	68	58	17.2
Scugog	8	11	0	0	0	0	0	0	8	11	-27.3
Uxbridge	17	19	0	0	0	6	0	0	17	25	-32.0
Whitby	318	322	8	0	132	42	0	0	458	364	25.8
Remainder of Toronto CMA	433	428	58	66	26	85	44	88	561	667	-15.9
Bradford West Gwillimbury	328	212	44	20	23	49	0	0	395	281	40.6
Town of Mono	24	42	0	0	0	0	0	0	24	42	-42.9
New Tecumseth	64	94	12	18	0	0	0	0	76	112	-32.1
Orangeville	17	80	2	28	3	36	44	88	66	232	-71.6
Toronto CMA	6,564	7,496	1,050	1,380	2,943	2,360	16,210	12,064	26,767	24,100	11.1
Oshawa CMA	1,002	1,007	42	4	249	117	52	6	1,345	1,134	18.6
Greater Toronto Area (GTA)	7,334	8,305	1,090	1,494	3,262	2,498	16,310	13,088	27,996	25,305	10.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Toronto City	28	6	0	0	1,003	1,007	20	0
Toronto	0	6	0	0	352	800	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	28	0	0	0	651	0	0	0
Scarborough	0	0	0	0	0	203	0	0
York	0	0	0	0	0	4	20	0
York Region	96	165	4	0	378	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	8	0	0	145	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	29	19	0	0	0	0	0	0
Vaughan	56	132	0	0	233	0	0	0
Whitchurch-Stouffville	4	0	4	0	0	0	0	0
Peel Region	117	44	0	0	845	0	0	0
Brampton	11	0	0	0	301	0	0	0
Caledon	10	6	0	0	0	0	0	0
Mississauga	96	38	0	0	544	0	0	0
Halton Region	83	39	0	0	90	0	2	0
Burlington	20	7	0	0	90	0	2	0
Halton Hills	16	8	0	0	0	0	0	0
Milton	23	9	0	0	0	0	0	0
Oakville	24	15	0	0	0	0	0	0
Durham Region	50	57	0	0	0	6	0	0
Ajax	20	43	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	0	0	0	0	6	0	0
Oshawa	0	6	0	0	0	0	0	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	8	0	0	0	0	0	0
Remainder of Toronto CMA	0	43	0	0	44	0	0	30
Bradford West Gwillimbury	0	43	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	44	0	0	30
Toronto CMA	342	333	4	0	2,270	1,007	20	30
Oshawa CMA	12	14	0	0	0	6	0	0
Greater Toronto Area (GTA)	374	311	4	0	2,316	1,013	22	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	226	181	0	0	11,993	8,589	792	731
Toronto	35	42	0	0	5,895	6,821	396	575
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	994	127	0	0
North York	50	30	0	0	2,642	1,128	332	156
Scarborough	141	52	0	0	2,462	311	0	0
York	0	35	0	0	0	4	20	0
York Region	750	958	16	0	1,296	1,755	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	30	58	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	153	111	0	0	880	822	0	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	166	137	0	0	0	456	25	0
Vaughan	246	357	0	0	263	477	0	0
Whitchurch-Stouffville	102	191	16	0	0	0	0	0
Peel Region	1,030	560	0	0	1,896	1,086	26	424
Brampton	686	90	0	0	349	677	26	230
Caledon	51	58	0	0	0	0	0	0
Mississauga	293	412	0	0	1,547	409	0	194
Halton Region	733	519	0	0	146	295	55	82
Burlington	96	106	0	0	90	224	2	82
Halton Hills	24	25	0	0	0	0	53	0
Milton	357	226	0	0	56	71	0	0
Oakville	256	162	0	0	0	0	0	0
Durham Region	507	277	0	3	6	6	46	0
Ajax	215	149	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	54	4	0	0	6	6	0	0
Oshawa	63	68	0	3	0	0	46	0
Pickering	43	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	132	42	0	0	0	0	0	0
Remainder of Toronto CMA	26	85	0	0	44	58	0	30
Bradford West Gwillimbury	23	49	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	36	0	0	44	58	0	30
Toronto CMA	2,927	2,360	16	0	15,285	11,559	896	1,305
Oshawa CMA	249	114	0	3	6	6	46	0
Greater Toronto Area (GTA)	3,246	2,495	16	3	15,337	11,731	944	1,357

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
September 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Toronto City	75	94	1,031	1,003	20	0	1,126	1,097
Toronto	8	8	352	800	0	0	360	808
East York	2	0	0	0	0	0	2	0
Etobicoke	10	10	0	0	0	0	10	10
North York	41	39	679	0	0	0	720	39
Scarborough	3	28	0	203	0	0	3	231
York	11	4	0	0	20	0	31	4
York Region	420	657	389	0	4	0	813	657
Aurora	1	48	0	0	0	0	1	48
East Gwillimbury	8	20	0	0	0	0	8	20
Georgina Township	9	6	0	0	0	0	9	6
King Township	14	29	0	0	0	0	14	29
Markham	85	18	145	0	0	0	230	18
Newmarket	26	27	0	0	0	0	26	27
Richmond Hill	77	103	11	0	0	0	88	103
Vaughan	135	312	233	0	0	0	368	312
Whitchurch-Stouffville	65	94	0	0	4	0	69	94
Peel Region	254	72	915	40	0	0	1,169	112
Brampton	160	26	312	0	0	0	472	26
Caledon	34	18	0	2	0	0	34	20
Mississauga	60	28	603	38	0	0	663	66
Halton Region	141	121	126	14	2	0	269	135
Burlington	22	39	102	9	2	0	126	48
Halton Hills	23	18	0	0	0	0	23	18
Milton	72	37	6	0	0	0	78	37
Oakville	24	27	18	5	0	0	42	32
Durham Region	287	334	12	16	0	0	299	350
Ajax	89	156	0	4	0	0	89	160
Brock	0	1	0	0	0	0	0	1
Clarington	51	44	12	6	0	0	63	50
Oshawa	63	84	0	6	0	0	63	90
Pickering	20	11	0	0	0	0	20	11
Scugog	1	2	0	0	0	0	1	2
Uxbridge	0	3	0	0	0	0	0	3
Whitby	63	33	0	0	0	0	63	33
Remainder of Toronto CMA	59	121	50	9	0	30	109	160
Bradford West Gwillimbury	44	92	0	0	0	0	44	92
Town of Mono	1	6	2	2	0	0	3	8
New Tecumseth	14	5	4	7	0	0	18	12
Orangeville	0	18	44	0	0	30	44	48
Toronto CMA	1,036	1,196	2,409	1,061	24	30	3,469	2,287
Oshawa CMA	177	161	12	12	0	0	189	173
Greater Toronto Area (GTA)	1,177	1,278	2,473	1,073	26	0	3,676	2,351

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	745	971	12,058	8,549	792	731	13,624	10,251
Toronto	151	145	5,895	6,769	396	575	6,471	7,489
East York	29	44	0	198	44	0	73	242
Etobicoke	116	91	954	127	0	0	1,070	218
North York	230	408	2,686	1,128	332	156	3,248	1,692
Scarborough	194	224	2,523	327	0	0	2,717	551
York	25	54	0	0	20	0	45	54
York Region	4,031	5,339	1,417	2,000	41	120	5,489	7,459
Aurora	105	338	153	0	0	0	258	338
East Gwillimbury	109	133	0	0	0	0	109	133
Georgina Township	91	90	0	0	0	0	91	90
King Township	163	103	0	0	0	0	163	103
Markham	735	626	889	822	0	120	1,624	1,568
Newmarket	135	323	0	0	0	0	135	323
Richmond Hill	708	729	71	472	25	0	804	1,201
Vaughan	1,502	2,357	304	539	0	0	1,806	2,896
Whitchurch-Stouffville	483	640	0	167	16	0	499	807
Peel Region	2,575	1,440	2,388	1,416	26	424	4,989	3,280
Brampton	2,029	687	657	724	26	230	2,712	1,641
Caledon	201	196	6	12	0	0	207	208
Mississauga	345	557	1,725	680	0	194	2,070	1,431
Halton Region	1,620	1,905	320	540	55	82	1,995	2,527
Burlington	318	360	112	314	2	82	432	756
Halton Hills	84	75	0	9	53	0	137	84
Milton	942	1,181	62	154	0	0	1,004	1,335
Oakville	276	289	146	63	0	0	422	352
Durham Region	1,711	1,792	142	73	46	3	1,899	1,868
Ajax	449	585	7	4	0	0	456	589
Brock	5	51	0	0	0	0	5	51
Clarington	362	310	39	6	0	0	401	316
Oshawa	377	413	63	38	46	3	486	454
Pickering	68	58	0	0	0	0	68	58
Scugog	8	11	0	0	0	0	8	11
Uxbridge	17	19	0	6	0	0	17	25
Whitby	425	345	33	19	0	0	458	364
Remainder of Toronto CMA	475	525	86	112	0	30	561	667
Bradford West Gwillimbury	395	281	0	0	0	0	395	281
Town of Mono	13	30	11	12	0	0	24	42
New Tecumseth	45	70	31	42	0	0	76	112
Orangeville	22	144	44	58	0	30	66	232
Toronto CMA	9,662	10,482	16,164	12,313	912	1,305	26,767	24,100
Oshawa CMA	1,164	1,068	135	63	46	3	1,345	1,134
Greater Toronto Area (GTA)	10,682	11,447	16,325	12,578	960	1,360	27,996	25,385

Source: CMHC (Starts and Completions Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
September 2011	1	1.4	1	1.4	0	0.0	10	14.1	59	83.1	71	1,290,950	1,304,225
September 2010	3	3.7	1	1.2	1	1.2	31	37.8	46	56.1	82	837,400	1,055,281
Year-to-date 2011	53	9.8	11	2.0	8	1.5	92	16.9	379	69.8	543	1,088,950	1,252,976
Year-to-date 2010	25	4.0	11	1.8	43	7.0	130	21.0	409	66.2	618	910,000	1,179,538
Toronto													
September 2011	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	--	--
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	2	2.2	0	0.0	0	0.0	9	9.7	82	88.2	93	1,365,000	1,706,656
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	4.3	44	95.7	46	1,200,000	1,490,323
East York													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	3.6	4	14.3	23	82.1	28	945,450	1,112,618
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	1,024,500	1,072,495
Etobicoke													
September 2011	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,499,900	1,630,782
Year-to-date 2011	0	0.0	0	0.0	0	0.0	15	25.0	45	75.0	60	1,465,350	1,441,355
Year-to-date 2010	2	2.4	0	0.0	0	0.0	6	7.1	77	90.6	85	1,484,900	1,591,346
North York													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	39	100.0	39	1,411,200	1,489,475
September 2010	0	0.0	0	0.0	0	0.0	6	16.7	30	83.3	36	1,289,435	1,310,357
Year-to-date 2011	3	1.3	0	0.0	2	0.9	10	4.4	211	93.4	226	1,284,950	1,440,907
Year-to-date 2010	1	0.4	0	0.0	2	0.7	19	6.9	254	92.0	276	1,300,000	1,445,125
Scarborough													
September 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
September 2010	3	10.7	1	3.6	1	3.6	22	78.6	1	3.6	28	594,990	564,341
Year-to-date 2011	48	42.5	11	9.7	5	4.4	38	33.6	11	9.7	113	446,990	525,930
Year-to-date 2010	21	12.1	11	6.3	41	23.6	94	54.0	7	4.0	174	512,990	525,837
York													
September 2011	0	0.0	0	0.0	0	0.0	9	81.8	2	18.2	11	629,000	670,773
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	16	69.6	7	30.4	23	640,900	823,355
Year-to-date 2010	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	739,500	755,990

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2011	41	13.1	33	10.5	47	15.0	137	43.8	55	17.6	313	580,990	619,500
September 2010	63	14.9	47	11.1	52	12.3	199	47.0	62	14.7	423	544,990	586,142
Year-to-date 2011	162	5.5	257	8.7	333	11.3	1,784	60.5	412	14.0	2,948	588,990	619,893
Year-to-date 2010	382	9.5	612	15.3	523	13.1	2,161	53.9	328	8.2	4,006	546,990	563,874
Aurora													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2010	0	0.0	3	7.0	5	11.6	10	23.3	25	58.1	43	835,900	804,651
Year-to-date 2011	1	1.0	5	4.9	5	4.9	64	62.1	28	27.2	103	614,900	724,607
Year-to-date 2010	1	0.4	18	7.1	38	15.1	138	54.8	57	22.6	252	570,490	652,220
East Gwillimbury													
September 2011	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
September 2010	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	367,490	371,892
Year-to-date 2011	12	18.5	27	41.5	13	20.0	12	18.5	1	1.5	65	444,990	465,126
Year-to-date 2010	33	64.7	16	31.4	0	0.0	0	0.0	2	3.9	51	389,900	415,336
Georgina Township													
September 2011	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
September 2010	4	66.7	0	0.0	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2011	57	77.0	4	5.4	1	1.4	4	5.4	8	10.8	74	329,990	401,638
Year-to-date 2010	53	81.5	0	0.0	1	1.5	4	6.2	7	10.8	65	312,900	429,571
King Township													
September 2011	0	0.0	0	0.0	2	14.3	3	21.4	9	64.3	14	849,990	768,561
September 2010	12	75.0	4	25.0	0	0.0	0	0.0	0	0.0	16	362,990	375,178
Year-to-date 2011	13	10.6	3	2.4	17	13.8	49	39.8	41	33.3	123	705,990	659,696
Year-to-date 2010	28	38.4	32	43.8	5	6.8	6	8.2	2	2.7	73	406,990	442,443
Markham													
September 2011	17	21.8	8	10.3	17	21.8	36	46.2	0	0.0	78	468,990	511,106
September 2010	0	0.0	1	10.0	2	20.0	1	10.0	6	60.0	10	846,445	820,184
Year-to-date 2011	23	5.2	45	10.1	106	23.8	230	51.7	41	9.2	445	559,900	582,205
Year-to-date 2010	7	1.7	51	12.0	81	19.1	264	62.3	21	5.0	424	542,990	564,129
Newmarket													
September 2011	3	12.0	9	36.0	9	36.0	4	16.0	0	0.0	25	453,990	453,605
September 2010	2	11.8	7	41.2	3	17.6	5	29.4	0	0.0	17	447,900	468,686
Year-to-date 2011	11	8.5	46	35.4	22	16.9	50	38.5	1	0.8	130	469,990	488,565
Year-to-date 2010	61	27.9	71	32.4	37	16.9	48	21.9	2	0.9	219	437,990	455,629
Richmond Hill													
September 2011	0	0.0	0	0.0	0	0.0	34	58.6	24	41.4	58	710,900	850,620
September 2010	11	13.6	3	3.7	25	30.9	41	50.6	1	1.2	81	503,990	512,453
Year-to-date 2011	1	0.2	34	5.7	26	4.4	443	74.7	89	15.0	593	638,900	670,734
Year-to-date 2010	49	8.6	83	14.5	76	13.3	324	56.7	39	6.8	571	533,990	553,176
Vaughan													
September 2011	0	0.0	0	0.0	1	1.4	49	69.0	21	29.6	71	661,900	741,019
September 2010	0	0.0	2	1.2	6	3.5	136	79.1	28	16.3	172	600,990	656,525
Year-to-date 2011	1	0.1	34	3.1	75	6.9	783	71.9	196	18.0	1,089	614,990	666,941
Year-to-date 2010	17	0.9	172	9.2	163	8.7	1,333	70.9	194	10.3	1,879	596,990	613,138
Whitchurch-Stouffville													
September 2011	12	22.6	16	30.2	14	26.4	11	20.8	0	0.0	53	446,990	451,754
September 2010	23	34.8	26	39.4	11	16.7	6	9.1	0	0.0	66	429,990	422,838
Year-to-date 2011	43	13.2	59	18.1	68	20.9	149	45.7	7	2.1	326	499,900	506,363
Year-to-date 2010	133	28.2	169	35.8	122	25.8	44	9.3	4	0.8	472	429,990	436,850

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
September 2011	21	10.6	25	12.6	22	11.1	109	55.1	21	10.6	198	545,445	569,018
September 2010	10	10.9	17	18.5	36	39.1	26	28.3	3	3.3	92	477,400	496,212
Year-to-date 2011	260	15.3	238	14.0	222	13.0	830	48.7	153	9.0	1,703	533,900	559,432
Year-to-date 2010	126	13.2	167	17.5	244	25.6	320	33.5	97	10.2	954	484,900	551,507
Brampton													
September 2011	21	13.7	23	15.0	15	9.8	92	60.1	2	1.3	153	521,990	527,973
September 2010	10	16.9	10	16.9	17	28.8	21	35.6	1	1.7	59	470,900	488,345
Year-to-date 2011	260	18.3	229	16.1	185	13.0	704	49.6	40	2.8	1,418	509,900	518,433
Year-to-date 2010	126	20.3	141	22.7	149	24.0	195	31.5	9	1.5	620	465,900	478,882
Caledon													
September 2011	0	0.0	2	9.1	7	31.8	10	45.5	3	13.6	22	510,400	569,109
September 2010	0	0.0	5	45.5	4	36.4	2	18.2	0	0.0	11	450,900	471,573
Year-to-date 2011	0	0.0	8	6.5	33	26.8	63	51.2	19	15.4	123	539,900	604,326
Year-to-date 2010	0	0.0	22	17.7	40	32.3	54	43.5	8	6.5	124	499,950	560,869
Mississauga													
September 2011	0	0.0	0	0.0	0	0.0	7	30.4	16	69.6	23	890,000	841,970
September 2010	0	0.0	2	9.1	15	68.2	3	13.6	2	9.1	22	482,900	529,627
Year-to-date 2011	0	0.0	1	0.6	4	2.5	63	38.9	94	58.0	162	805,400	884,214
Year-to-date 2010	0	0.0	4	1.9	55	26.2	71	33.8	80	38.1	210	589,900	760,395
Halton Region													
September 2011	11	12.0	35	38.0	13	14.1	15	16.3	18	19.6	92	450,490	726,729
September 2010	8	11.0	11	15.1	20	27.4	16	21.9	18	24.7	73	490,990	680,790
Year-to-date 2011	92	10.0	230	25.0	201	21.8	219	23.8	179	19.4	921	485,900	783,790
Year-to-date 2010	243	18.4	455	34.4	262	19.8	257	19.5	104	7.9	1,321	440,900	556,009
Burlington													
September 2011	1	8.3	6	50.0	4	33.3	0	0.0	1	8.3	12	445,990	506,741
September 2010	0	0.0	2	12.5	11	68.8	3	18.8	0	0.0	16	490,990	481,553
Year-to-date 2011	9	4.8	35	18.6	60	31.9	54	28.7	30	16.0	188	496,490	802,156
Year-to-date 2010	6	3.5	52	30.6	70	41.2	32	18.8	10	5.9	170	457,990	585,833
Halton Hills													
September 2011	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
September 2010	0	0.0	0	0.0	3	30.0	4	40.0	3	30.0	10	610,990	752,257
Year-to-date 2011	0	0.0	3	5.0	5	8.3	13	21.7	39	65.0	60	869,900	1,056,888
Year-to-date 2010	1	1.7	2	3.4	6	10.2	31	52.5	19	32.2	59	619,990	697,323
Milton													
September 2011	10	18.2	29	52.7	9	16.4	6	10.9	1	1.8	55	434,990	445,589
September 2010	8	28.6	9	32.1	6	21.4	0	0.0	5	17.9	28	415,900	554,668
Year-to-date 2011	82	16.6	190	38.4	134	27.1	85	17.2	4	0.8	495	440,900	462,312
Year-to-date 2010	236	26.4	401	44.9	175	19.6	72	8.1	10	1.1	894	420,900	437,544
Oakville													
September 2011	0	0.0	0	0.0	0	0.0	7	38.9	11	61.1	18	1,350,000	1,597,222
September 2010	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	771,990	996,819
Year-to-date 2011	1	0.6	2	1.1	2	1.1	67	37.6	106	59.6	178	900,000	1,566,336
Year-to-date 2010	0	0.0	0	0.0	11	5.6	122	61.6	65	32.8	198	671,990	1,023,180

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
September 2011	141	60.8	30	12.9	18	7.8	37	15.9	6	2.6	232	361,490	401,006
September 2010	135	52.7	46	18.0	31	12.1	42	16.4	2	0.8	256	393,445	412,606
Year-to-date 2011	737	59.1	143	11.5	138	11.1	205	16.4	25	2.0	1,248	364,990	404,444
Year-to-date 2010	742	50.5	174	11.8	188	12.8	339	23.1	26	1.8	1,469	399,990	425,939
Ajax													
September 2011	26	47.3	3	5.5	3	5.5	22	40.0	1	1.8	55	401,100	452,148
September 2010	19	21.3	25	28.1	20	22.5	25	28.1	0	0.0	89	451,100	468,315
Year-to-date 2011	35	18.4	27	14.2	40	21.1	85	44.7	3	1.6	190	498,800	508,834
Year-to-date 2010	88	22.6	38	9.8	71	18.3	191	49.1	1	0.3	389	499,990	488,950
Brock													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
September 2011	45	86.5	5	9.6	2	3.8	0	0.0	0	0.0	52	329,945	332,123
September 2010	27	65.9	9	22.0	2	4.9	2	4.9	1	2.4	41	360,990	386,657
Year-to-date 2011	267	78.1	29	8.5	22	6.4	20	5.8	4	1.2	342	339,945	356,869
Year-to-date 2010	245	81.4	30	10.0	8	2.7	11	3.7	7	2.3	301	334,990	360,066
Oshawa													
September 2011	39	62.9	10	16.1	6	9.7	7	11.3	0	0.0	62	363,490	379,900
September 2010	74	85.1	8	9.2	3	3.4	2	2.3	0	0.0	87	326,990	338,438
Year-to-date 2011	245	67.5	45	12.4	35	9.6	38	10.5	0	0.0	363	348,900	369,437
Year-to-date 2010	288	74.2	46	11.9	26	6.7	28	7.2	0	0.0	388	349,695	357,323
Pickering													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2010	0	0.0	0	0.0	0	0.0	11	100.0	0	0.0	11	598,880	616,845
Year-to-date 2011	0	0.0	0	0.0	0	0.0	18	72.0	7	28.0	25	641,100	711,831
Year-to-date 2010	0	0.0	0	0.0	2	4.0	41	82.0	7	14.0	50	612,770	648,774
Scugog													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2011	5	29.4	3	17.6	2	11.8	5	29.4	2	11.8	17	491,100	522,519
Year-to-date 2010	2	10.5	5	26.3	4	21.1	6	31.6	2	10.5	19	477,770	574,095
Whitby													
September 2011	31	50.8	12	19.7	7	11.5	8	13.1	3	4.9	61	380,000	418,290
September 2010	14	56.0	3	12.0	6	24.0	1	4.0	1	4.0	25	392,900	421,358
Year-to-date 2011	185	59.5	39	12.5	39	12.5	39	12.5	9	2.9	311	359,990	402,682
Year-to-date 2010	119	37.0	55	17.1	77	23.9	62	19.3	9	2.8	322	439,445	450,733

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
September 2011	28	44.4	24	38.1	8	12.7	2	3.2	1	1.6	63	429,990	400,629
September 2010	43	53.1	22	27.2	7	8.6	9	11.1	0	0.0	81	399,900	416,737
Year-to-date 2011	186	42.7	150	34.4	58	13.3	34	7.8	8	1.8	436	414,990	422,045
Year-to-date 2010	349	80.8	42	9.7	16	3.7	24	5.6	1	0.2	432	349,490	364,276
Bradford West Gwillimbury													
September 2011	12	28.6	22	52.4	8	19.0	0	0.0	0	0.0	42	434,990	429,752
September 2010	20	40.8	19	38.8	6	12.2	4	8.2	0	0.0	49	401,990	425,072
Year-to-date 2011	109	33.2	140	42.7	56	17.1	21	6.4	2	0.6	328	422,990	428,831
Year-to-date 2010	167	78.8	34	16.0	7	3.3	4	1.9	0	0.0	212	364,900	365,100
Town of Mono													
September 2011	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
September 2010	1	12.5	1	12.5	1	12.5	5	62.5	0	0.0	8	--	--
Year-to-date 2011	5	20.0	5	20.0	1	4.0	9	36.0	5	20.0	25	594,900	569,500
Year-to-date 2010	13	28.3	3	6.5	9	19.6	20	43.5	1	2.2	46	484,900	506,388
New Tecumseth													
September 2011	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	275,495	280,491
September 2010	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	57	89.1	2	3.1	1	1.6	3	4.7	1	1.6	64	305,990	341,566
Year-to-date 2010	91	96.8	3	3.2	0	0.0	0	0.0	0	0.0	94	294,995	299,972
Orangeville													
September 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2010	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	362,900	361,337
Year-to-date 2011	15	78.9	3	15.8	0	0.0	1	5.3	0	0.0	19	379,900	381,965
Year-to-date 2010	78	97.5	2	2.5	0	0.0	0	0.0	0	0.0	80	359,900	355,933
Toronto CMA													
September 2011	127	16.2	115	14.7	89	11.4	295	37.7	156	19.9	782	537,990	654,578
September 2010	147	17.5	122	14.6	125	14.9	315	37.6	129	15.4	838	515,795	603,422
Year-to-date 2011	784	11.9	881	13.4	804	12.2	3,013	45.7	1,113	16.9	6,595	558,990	657,916
Year-to-date 2010	1,209	15.9	1,278	16.8	1,095	14.4	3,098	40.7	939	12.3	7,619	514,990	595,850
Oshawa CMA													
September 2011	115	65.7	27	15.4	15	8.6	15	8.6	3	1.7	175	350,000	379,085
September 2010	115	75.2	20	13.1	11	7.2	5	3.3	2	1.3	153	350,990	364,908
Year-to-date 2011	697	68.6	113	11.1	96	9.4	97	9.5	13	1.3	1,016	347,900	375,383
Year-to-date 2010	652	64.5	131	13.0	111	11.0	101	10.0	16	1.6	1,011	361,990	387,890
Greater Toronto Area													
September 2011	215	23.7	124	13.7	100	11.0	308	34.0	159	17.5	906	505,990	617,066
September 2010	219	23.7	122	13.2	140	15.1	314	33.9	131	14.1	926	495,945	578,237
Year-to-date 2011	1,304	17.7	879	11.9	902	12.3	3,130	42.5	1,148	15.6	7,363	537,990	636,580
Year-to-date 2010	1,518	18.1	1,419	17.0	1,260	15.1	3,207	38.3	964	11.5	8,368	499,990	582,476

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2011

Submarket	Sept 2011	Sept 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,304,225	1,055,281	23.6	1,252,976	1,179,538	6.2
Toronto	--	--	n/a	1,706,656	1,490,323	14.5
East York	--	--	n/a	1,112,618	1,072,495	3.7
Etobicoke	--	1,630,782	n/a	1,441,355	1,591,346	-9.4
North York	1,489,475	1,310,357	13.7	1,440,907	1,445,125	-0.3
Scarborough	--	564,341	n/a	525,930	525,837	0.0
York	670,773	--	n/a	823,355	755,990	8.9
York Region	619,500	586,142	5.7	619,893	563,874	9.9
Aurora	--	804,651	n/a	724,607	652,220	11.1
East Gwillimbury	--	371,892	n/a	465,126	415,336	12.0
Georgina Township	--	--	n/a	401,638	429,571	-6.5
King Township	768,561	375,178	104.9	659,696	442,443	49.1
Markham	511,106	820,184	-37.7	582,205	564,129	3.2
Newmarket	453,605	468,686	-3.2	488,565	455,629	7.2
Richmond Hill	850,620	512,453	66.0	670,734	553,176	21.3
Vaughan	741,019	656,525	12.9	666,941	613,138	8.8
Whitchurch-Stouffville	451,754	422,838	6.8	506,363	436,850	15.9
Peel Region	569,018	496,212	14.7	559,432	551,507	1.4
Brampton	527,973	488,345	8.1	518,433	478,882	8.3
Caledon	569,109	471,573	20.7	604,326	560,869	7.7
Mississauga	841,970	529,627	59.0	884,214	760,395	16.3
Halton Region	726,729	680,790	6.7	783,790	556,009	41.0
Burlington	506,741	481,553	5.2	802,156	585,833	36.9
Halton Hills	--	752,257	n/a	1,056,888	697,323	51.6
Milton	445,589	554,668	-19.7	462,312	437,544	5.7
Oakville	1,597,222	996,819	60.2	1,566,336	1,023,180	53.1
Durham Region	401,006	412,606	-2.8	404,444	425,939	-5.0
Ajax	452,148	468,315	-3.5	508,834	488,950	4.1
Brock	--	--	n/a	--	--	n/a
Clarington	332,123	386,657	-14.1	356,869	360,066	-0.9
Oshawa	379,900	338,438	12.3	369,437	357,323	3.4
Pickering	--	616,845	n/a	711,831	648,774	9.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	522,519	574,095	-9.0
Whitby	418,290	421,358	-0.7	402,682	450,733	-10.7
Remainder of Toronto CMA	400,629	416,737	-3.9	422,045	364,276	15.9
Bradford West Gwillimbury	429,752	425,072	1.1	428,831	365,100	17.5
Town of Mono	--	--	n/a	569,500	506,388	12.5
New Tecumseth	280,491	--	n/a	341,566	299,972	13.9
Orangeville	--	361,337	n/a	381,965	355,933	7.3
Toronto CMA	654,578	603,422	8.5	657,916	595,850	10.4
Oshawa CMA	379,085	364,908	3.9	375,383	387,890	-3.2
Greater Toronto Area (GTA)	617,066	578,237	6.7	636,580	582,476	9.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
September 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,457	14,855	12,180	61.2	476,386	9.5	465,684
	July	7,922	20.6	7,413	12,508	12,683	58.4	459,122	9.2	469,721
	August	7,542	21.0	7,628	12,509	12,891	59.2	451,663	9.9	472,009
	September	7,658	21.3	8,027	14,727	12,993	61.8	465,369	8.9	469,328
	October									
	November									
	December									
	Q3 2010	19,115	-27.1		34,252			419,619	5.8	
	Q3 2011	23,122	21.0		39,744			458,758	9.3	
	YTD 2010	70,625	4.2		130,647			430,558	10.7	
	YTD 2011	72,308	2.4		121,046			464,700	7.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
September 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	837	1,120	1,170	71.6	289,195	12.5	295,620
	February	819	61.9	925	1,481	1,514	61.1	286,635	8.6	290,191
	March	1,111	60.1	932	2,019	1,552	60.1	306,171	16.0	306,584
	April	1,184	40.5	952	2,052	1,579	60.3	304,451	12.9	299,911
	May	1,027	0.1	756	1,879	1,435	52.7	301,568	8.2	295,992
	June	920	-17.5	695	1,614	1,375	50.5	304,278	8.0	296,348
	July	708	-31.5	622	1,198	1,280	48.6	295,445	3.6	290,785
	August	661	-24.5	667	1,206	1,298	51.4	312,692	12.3	316,068
	September	707	-14.3	726	1,390	1,305	55.7	296,395	5.0	297,622
	October	688	-19.8	737	1,088	1,173	62.9	302,490	4.7	301,721
	November	661	-4.9	834	974	1,312	63.5	295,698	3.2	297,589
	December	461	-9.1	862	471	1,242	69.4	294,305	2.6	300,895
2011	January	505	-5.1	800	1,074	1,128	70.9	302,326	4.5	308,819
	February	652	-20.4	741	1,248	1,270	58.3	302,068	5.4	306,339
	March	981	-11.7	816	1,666	1,273	64.1	301,668	-1.5	302,486
	April	949	-19.8	763	1,601	1,232	62.0	321,042	5.4	315,715
	May	1,040	1.3	767	1,728	1,323	57.9	316,057	4.8	310,338
	June	1,046	13.7	787	1,587	1,344	58.5	322,947	6.1	314,639
	July	849	19.9	747	1,250	1,344	55.6	324,983	10.0	319,452
	August	764	15.6	777	1,305	1,410	55.1	310,852	-0.6	314,395
	September	833	17.8	853	1,516	1,424	59.9	318,523	7.5	320,045
	October									
	November									
	December									
	Q3 2010	2,076	-24.1		3,794			301,260	6.8	
	Q3 2011	2,446	17.8		4,071			318,369	5.7	
	YTD 2010	7,669	5.5		13,959			300,469	8.9	
	YTD 2011	7,619	-0.7		12,975			314,406	4.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
September 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39	111.2	120.2	2,973	8.4	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,969	8.3	67.7	887
	August	604	3.50	5.39	111.9	120.5	2,966	8.1	67.4	884
	September	592	3.50	5.19		121.2	2,967	7.9	67.2	884
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
September 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39	111.2	120.2	190.8	9.7	69.6	878
	July	604	3.50	5.39	111.7	120.4	194.8	8.4	70.0	884
	August	604	3.50	5.39	111.9	120.5	196.9	7.6	70.0	887
	September	592	3.50	5.19		121.2	197.4	7.2	69.8	890
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**Intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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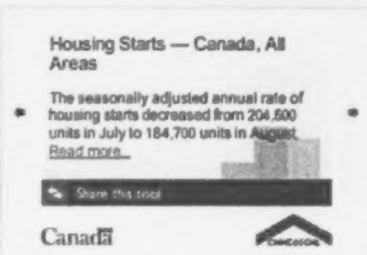

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